

COMMITTEE AMENDMENT FORM

DATE: 3/12/08

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #07-O-2225 SECTION (S)

RESOLUTION I. D. #08-R- PARA.

AMENDS THE LEGISLATION BY ADDING THREE (3) CONDITIONS ONE OF WHICH IS A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING 10/19/07

AMENDMENT DONE BY COUNCIL STAFF 3/12/08

City Council
Atlanta, Georgia

07-O-2225

Z-07-107

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Date Filed: 10-9-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **847 McDaniel Street, S.W.**, be changed from the R4B (Single family Residential) District to the C-1-C (Community Business-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 86, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

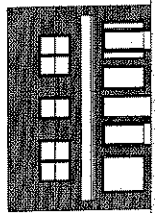
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

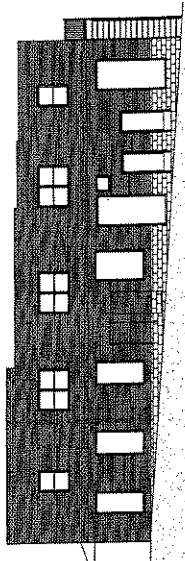
Conditions for Z-07-107 for 847 McDaniel Street, S.E.

1. The site plan by Lola Budde & Associates, entitled 847 McDaniel Street, dated September 18, 2007, and received by the Bureau of Planning on October 19, 2007.
2. The site shall be restricted to retail, office and a fast food restaurant in the existing building.
3. The following uses are prohibited:
 - Banks, savings and loan associations, and similar financial institutions.
 - Churches, synagogues, temples, mosques and other religious worship facilities.
 - Commercial greenhouses.
 - Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly, and similar uses, with primary activities conducted within fully enclosed buildings. Pool halls, billiard parlors, amusement arcades and game rooms are allowed only by special use permits.
 - Hospitals.
 - Institutions of higher learning, including colleges and universities.
 - Laundry and dry cleaning, collection stations or plants.
 - Museums, galleries, auditoriums, libraries and similar cultural facilities.
 - Parking structures and lots and park-for-hire facilities.
 - Repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar articles.
 - Sales and leasing agencies for new passenger automobiles, bicycles, mopeds, and commercial vehicles not exceeding one ton in rated capacity, selling, servicing and repairing new vehicles and dealing in the disposal, servicing or repairing of used vehicles in connection therewith and all located on the same site.
 - Security storage centers.
 - Service stations and car washes.
 - Structures and uses requiring for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing, switching or maintenance shop as the primary purpose.

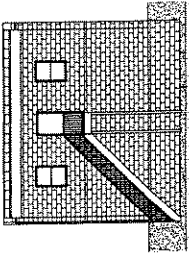
Z-07-107



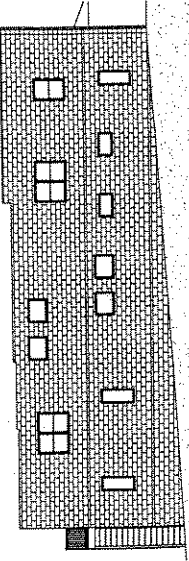
1 East Elevation
1/8" = 1'-0"



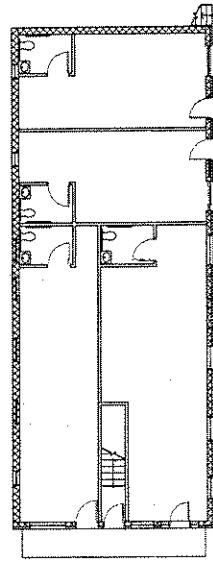
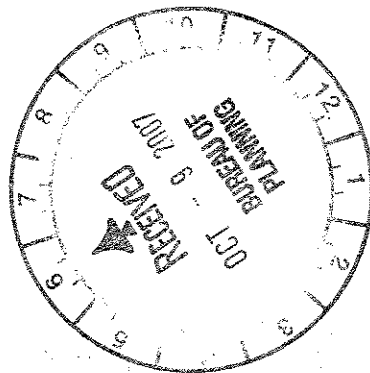
2 North Elevation
1/8" = 1'-0"



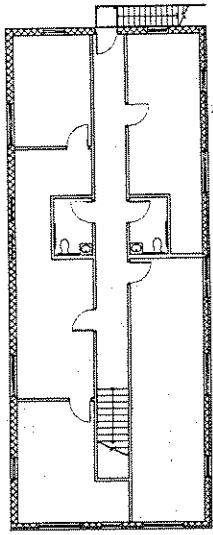
3 West Elevation
1/8" = 1'-0"



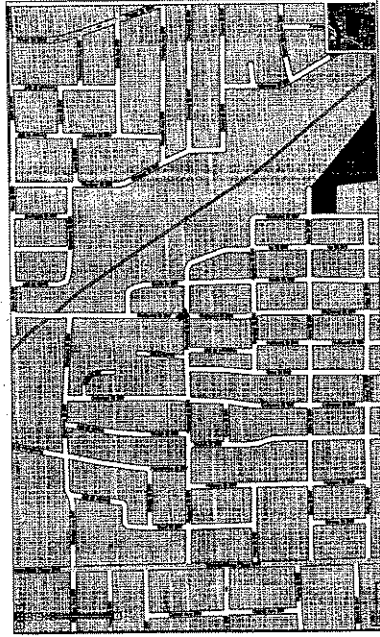
4 South Elevation
1/8" = 1'-0"



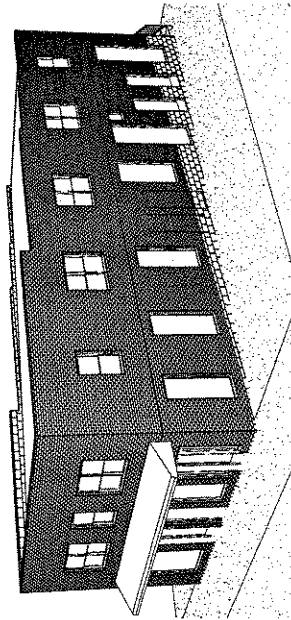
PARTITION PLAN - FIRST FLOOR
1/8" = 1'-0"



PARTITION PLAN - SECOND FLOOR
1/8" = 1'-0"



VICINITY MAP



NORTH EAST VIEW



Z-07-107

847 McDaniel Street
Atlanta, Georgia 30310



Lola + Budde
ARCHITECTS
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
(404) 525-1000
www.lolabudde.com

DATE: 07/14
DRAWN: BB
BY: BB
9/19/07
P1
OF 1 SHEETS

City Council
Atlanta, Georgia

07-0 -2225

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BY: ZONING COMMITTEE

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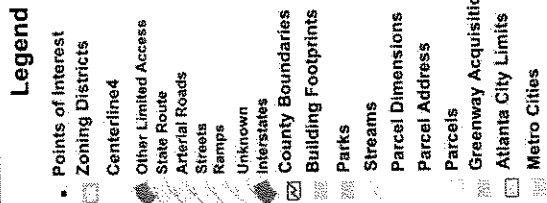
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A map of Georgia with a star marking the location of East Point College East. The star is located south of Atlanta and west of Decatur. The cities of Smyrna, Atlanta, Decatur, and East Point are labeled. The Atlantic Ocean is shown to the east of the state.



7-07-107



Scale: 1:418



Map center: 2225049, 1357562

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

RCS# 1523
11/05/07
3:47 PM

Atlanta City Council

SPECIAL SESSION

MULTIPLE

07-O-2221,07-O-2222,07-O-2223,07-O-2224
07-O-2225,07-O-2226,07-O-2228,07-O-2229
REFER ZRB/ZONE

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 2

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	B Fauver	B Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE